

CLASSIFIEDS

NOTICE OF ENFORCEMENT OF LIENS FOR DELINQUENT LAND TAXES BY ACTION IN REM

Pursuant to KRS 91.4883, public notice is hereby given that on the 7th day of October, 2019, the City of Franklin of Simpson County, Kentucky, filed a petition, being Case No. 19-CI-00367 in the Simpson Circuit Court, Franklin, Kentucky, for the enforcement of liens for delinquent land taxes against the real estate situated in such city, all as described in said petition. The object of said suit is to obtain from the court a judgment enforcing the city's tax and other liens against such real estate and ordering the sale of such real estate for the satisfaction of said liens thereon (except the right of redemption in favor of the United States of America, if any), including principal, interest, penalties, and costs. Such action is brought against the real estate only and no personal judgment shall be entered therein.

A description of the real estate and the Property Valuation Administrator's tax parcel number (district, block, lot, and sub-lot), a statement of the total principal amount of all delinquent city tax bills against the real estate, all of which are more fully set out and mentioned in the aforesaid petition, and the name of any taxing authority or person of record owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon, any such real estate as set out in the petition, are respectively as follows:

a. 301 South Main Street, Franklin, Kentucky 42134; PVA Map No.: 013-00-40-001.00

A certain house and lot in Franklin, Simpson County, Kentucky, situated at the southeast intersection of South Main Street and Breckenridge and further described from a survey made October 24, 1989, by Robert G. May, Land Surveyor, Ky. Reg. No. 2142, as follows:

Beginning at a point where the west edge of the sidewalk that parallels South Main Street intersects with the south edge of the sidewalk that parallels Breckenridge Street, the northwest corner to this tract; thence with the south edge of the sidewalk that parallels Breckenridge Street S 82° 15' E 83.1 feet to an iron pin a corner to Larry Maupin; thence with the line of Maupin, passing through the center of the partition of the garage at 43.3 feet S 07° 45' W a total distance of 94.8 feet to a stake a corner to same in the north right-of-way line of Ky. Hwy. N 3236; thence with aforesaid right-of-way line N 75° 36' W 25.0 feet and N 59° 20' W 65.0 feet to a stake on the west edge of the sidewalk that parallels South Main Street; thence along the west edge of the sidewalk N 03° 56' E 14.6 feet and N 08° 22' E 52.2 feet to the beginning point containing 0.159 acres.

Being the same property conveyed to Nana's Place, LLC by David Alan Cartmill and Jackie Sue Cartmill, husband and wife, by deed dated March 10, 2010, of record in Deed Book 287, Page 20, Simpson County Clerk's Office.

b. Owner: Nana's Place, LLC, a Kentucky limited liability company

2019 PTID 05376 – Principal Amount of Tax Due - \$654.75
2018 PTID 05376 – Principal Amount of Tax Due - \$815.51
2017 PTID 05376 – Principal Amount of Tax Due - \$177.03
2016 PTID 05376 – Principal Amount of Tax Due - \$174.50

c. Names of taxing authorities or persons of record owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon the aforesaid real estate:

1. NANA'S PLACE, LLC, a Kentucky limited liability company, by virtue of a Deed dated March 10, 2010, of record in Deed Book 287, Page 20, in the Office of the Simpson County Clerk;
2. COMMONWEALTH OF KENTUCKY, DEPARTMENT OF REVENUE, by virtue of state tax lien of record in Lis Pendens Book 45, Page 232, in the Office of the Simpson County Clerk;
3. MID SOUTH CAPITAL PARTNERS, LP by virtue of a Certificate of Delinquency of record in Lis Pendens Book 47, Page 423, in the Office of the Simpson County Clerk;
4. SIMPSON COUNTY, KENTUCKY, by virtue of any present lien for delinquent ad valorem property taxes or taxes that may become due during the pendency of this action;

The total principal amounts of delinquent taxes set out in this notice do not include the lawful interest, penalties, and costs which have accrued against the real estate. Any person or taxing authority owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon, any such real estate must file an answer to such suit in the Office of the Circuit Clerk of Simpson County in Franklin, Kentucky, and a copy of such answer with the City of Franklin in care of the undersigned attorney in accordance with the Kentucky Rules of Civil Procedure, on or before the 26th day of November, 2019, and in such answer shall set forth in detail the nature and the amount of such interest and any defense or objection to the enforcement of the tax liens, or any affirmative relief he or it may be entitled to assert with respect thereto. Any person having any right, title, or interest in or to, or lien upon, such real estate may have the city's claims dismissed from the action by paying all of the sums mentioned therein to the City of Franklin including principal, interest, penalties, and costs then due, at any time prior to the enforcement sale of such real estate by the Master Commissioner.

In the event of failure to answer on or before the date herein fixed as the last day for filing answer in the suit, by any person having the right to answer, such person shall be forever barred and foreclosed as to any defense or objection he might have to the enforcement of such liens for delinquent taxes and the judgment of enforcement may be taken by default. Redemption may be made for a period of sixty (60) days after the Master Commissioner's enforcement sale, if the sale price is less than the parcel's current assessed value as certified by the Department of Revenue. Each such person having any right, title, or interest in or to, or any lien upon, the real estate described in the petition so failing to answer or redeem; as aforesaid, shall be forever barred and foreclosed of any right, title, or interest in or to, or lien upon, or any equity of redemption in said real estate.

Law Office of W. Scott Crabtree
212 South College Street
P. O. Box 615
Franklin, Kentucky 42135-0615
Telephone: (270) 586-3005

October 24, 2019
Date of First Publication



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MASTER COMMISSIONER'S SALE
DATE: FRIDAY, NOVEMBER 8, 2019, AT 2:00 P.M.
PLACE: SIMPSON COUNTY JUSTICE CENTER

For detailed information visit the following website:
www.simpsoncountymc.com

BY VIRTUE OF A DECREE AND ORDER OF SALE OF THE SIMPSON CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Friday, November 8, 2019, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky.** Said property shall be sold to collect the amounts hereinafter set forth, together with interest and the costs of the action, and upon the following terms and conditions (unless otherwise stated).

TERMS OF SALE:

A. The purchasers will be required to pay ten percent (10%) down the day of sale in the form of cash or personal check and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the rate specified in the summary of judgment which is set forth with each respective sale. If the purchaser elects to post bond, he/she will be required to provide sufficient surety. ALL PROSPECTIVE PURCHASERS SHOULD PLAN ON HAVING THE PERSON OR ENTITY WHO WILL ACT AS SURETY TO BE IN ATTENDANCE AT THE SALE. Please contact the Master Commissioner's Office prior to the sale with questions regarding approved surety at 270-586-3283. Occasionally, additional announcements are published on our webpage at www.simpsoncountymc.com. It is the intention of the office of the Master Commissioner to close within thirty (30) days, but if a holiday falls within the thirty days, or if there are other circumstances beyond our control, the closing may take extra time.

B. The property is sold subject to the following:

- a. State, county, and city property taxes payable for the entire year of 2019, and all taxes due thereafter.
 - b. Easements, restrictions, and covenants of record.
 - c. Assessments for public improvements levied against the property.
- and any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of all parties to this action and of their liens and encumbrances thereon. The Master Commissioner does not obtain a title search or investigate for further liens on the properties listed below. No survey of the subject properties is available. The purchaser is responsible for obtaining a title search if desired.

D. All properties are sold "As Is". There are no warranties of any kind.

E. The Master Commissioner does not have access or keys to the properties listed below.

SALE No. 1

Kentucky Tax Bill Servicing, Inc. vs. Jamie Heuck, et al. pending in Simpson Circuit Court, Division I, 18-CI-00245 to collect the following judgments: (A) An in personam judgment in favor of Franklin Bank & Trust Company, in the amount of \$78,811.89, with interest from and after September 9, 2019, at the rate of 6% per annum (daily rate of \$12,590.04), plus attorney fees and Court costs and advances for property taxes; and, (B) An in personam judgment in favor of Kentucky Tax Bill Servicing, Inc., in the amount of \$6,754.01, together with interest from and after October 8, 2019, at the rate of 6% per annum.

House and lot: 176 Williams Road, Franklin, Kentucky 42134
PVA map number: 052-00-00-058.02

SALE No. 2

Wells Fargo Bank, N.A. vs. Janet Austin, et al. pending in Simpson Circuit Court, Division I, 18-CI-00120, to collect \$81,760.09, with interest from and after July 1, 2019, at the rate of 7.999% per annum, plus attorney fees and Court costs

House and lot: 505 Robey Street, Franklin, Kentucky 42134
PVA map number: 011-00-02-019.00

SALE No. 3

American Advisors Group vs. Unknown Defendant, spouse of Charles F. Mattingly, et al. pending in Simpson Circuit Court, Division I, 18-CI-00232, to collect \$151,272.19, with interest from and after July 31, 2018, at the rate of 4.226% per annum, attorney fees of \$2,025.00 and Court costs.

House and lot: 595 Pleasant Hill Road, Franklin, Kentucky 42134
PVA map number: 055-00-00-044.03

**ROBERT YOUNG LINK
Master Commissioner, Simpson Circuit Court
205 West Kentucky Ave., P. O. Box 474,
Franklin, KY 42135
Telephone (270)-586-3283**

NOTICE

Notice is hereby given that Simpson County Water District, 108 Morgantown Road, Franklin, KY 42134 plans to file an application with the Public Service Commission, 211 Sower Boulevard, Frankfort, KY, pursuant to KRS278.023 on or about October 21st, 2019 for the purpose of changing its water rates, effective January 1, 2020, as follows:

| Monthly Rates | Prior Rate | New Rate | Increase | % Increase |
|--|------------|----------|----------|------------|
| First 2,000 gallons (Minimum Bill) | \$16.11 | \$17.68 | \$1.57 | 9.75 |
| Next 8,000 gallons (per 1,000 gallons) | 5.80 | 6.37 | .57 | 9.83 |
| Next 190,000 gallons (per 1,000 gallons) | 5.19 | 5.70 | .51 | 9.83 |
| Next 400,000 gallons (per 1,000 gallons) | 4.86 | 5.33 | .47 | 9.67 |
| Over 600,000 gallons (per 1,000 gallons) | 3.58 | 3.93 | .35 | 9.78 |

The above Minimum Bill applies to the 5/8 x 3/4 inch meters only. The Minimum Bills below will apply to all other meter sizes.

| Monthly Rates | Prior Rate | New Rate | Increase | % Increase | |
|---------------|-----------------------|----------|----------|------------|------|
| 3/4" | First 3,000 Gallons | \$22.42 | \$24.61 | \$2.19 | 9.77 |
| 1" | First 5,000 Gallons | 34.52 | 37.89 | 3.37 | 9.76 |
| 1-1/2" | First 10,000 Gallons | 69.54 | 76.32 | 6.78 | 9.75 |
| 2" | First 16,000 Gallons | 102.19 | 112.15 | 9.96 | 9.75 |
| 3" | First 30,000 Gallons | 201.90 | 221.59 | 19.69 | 9.75 |
| 4" | First 50,000 Gallons | 311.71 | 342.10 | 30.39 | 9.75 |
| 6" | First 100,000 Gallons | 585.25 | 642.31 | 57.06 | 9.75 |
| 8" | First 160,000 Gallons | 916.71 | 1,006.09 | 89.38 | 9.75 |
| 10" | First 550,000 Gallons | 2,838.09 | 3,114.80 | 276.71 | 9.75 |

These rates apply to all customer classifications and are subject to a 10 percent penalty if paid after the due date.

The monthly bill for an average residential customer using 4,000 gallons of water each month will increase \$2.71 (or 9.78%) from \$27.71 to \$30.42. The monthly bill for an average commercial customer using 35,000 gallons of water each month will increase \$22.24 (or 9.76%) from \$227.85 to \$250.09.

| Private Fire Service Rates | Prior Rate | New Rate | Increase | % Increase |
|----------------------------|------------|----------|----------|------------|
| 1" | \$9.45 | \$10.37 | \$0.92 | 9.74 |
| 1.5" | 15.91 | 17.46 | 1.55 | 9.74 |
| 2" | 24.63 | 27.03 | 2.40 | 9.74 |
| 3" | 61.83 | 67.86 | 6.03 | 9.75 |
| 4" | 130.26 | 142.96 | 12.70 | 9.75 |
| 6" | 323.99 | 355.58 | 31.59 | 9.75 |
| 8" | 649.74 | 713.09 | 63.35 | 9.75 |
| 10" | 1,142.01 | 1,253.36 | 111.35 | 9.75 |

Private Fire Service charges shall apply to all connections which provide service only for private fire protection facilities whether supplied through a fully metered service or an unmetered service with a detector check valve and bypass meter. Customer charges are lump sum charges according to the applicable service size with zero water usage. In case of a fire, charges for water usage shall be in accordance with Simpson County Water District Tariff Section II. F. Fire Protection. Charges for all water usage shall be computed in accordance with prevailing Simpson County Water District rates for general service. Where a detector check valve with a bypass meter is used, the water usage shall be based on the combined volume of water used through both the detector check valve (estimated) and the bypass meter. All rates are subject to a 10 percent late payment charge if paid after due date.

A person may examine this application at the System's Office located at 108 Morgantown Road, Franklin, KY 42134. A person may also examine this application at the PSC located at 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 a.m. to 4:30 p.m., or on the PSC website at <http://psc.ky.gov>; telephone: (502) 564-3940. The proposed rates are required under the terms of an agreement between Simpson County Water District and the United States Department of Agriculture. KRS 278.023 does not grant the Public Service Commission any discretionary authority to modify or reject any portion of the agreement between United States Department of Agriculture and Simpson County Water District or to defer the issuance of all necessary orders to implement the terms of that agreement. Comments regarding this application filing may be submitted to the PSC through its Web site or by mail to PO Box 615, Frankfort, KY 40602.

The Simpson County Water District will be replacing 5.0 miles of aging infrastructure, constructing 2.5 miles of water transmission system and a pump station to increase available supply, and extending 1.5 miles of main to serve new customers. Water Revenue Bonds for up to \$1,529,500 are planned to be sold to the United States Department of Agriculture to finance the project. The proposed rates will produce sufficient revenue to meet the debt repayment schedule and operating expenses.

Simpson County Water District

ANNOUNCEMENTS

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NOTICE OF ENFORCEMENT OF LIENS FOR DELINQUENT LAND TAXES BY ACTION IN REM

Pursuant to KRS 91.4883, public notice is hereby given that on the 7th day of October, 2019, the City of Franklin of Simpson County, Kentucky, filed a petition, being Case No. 19-CI-00368 in the Simpson Circuit Court, Franklin, Kentucky, for the enforcement of liens for delinquent land taxes against the real estate situated in such city, all as described in said petition. The object of said suit is to obtain from the court a judgment enforcing the city's tax and other liens against such real estate and ordering the sale of such real estate for the satisfaction of said liens thereon (except the right of redemption in favor of the United States of America, if any), including principal, interest, penalties, and costs. Such action is brought against the real estate only and no personal judgment shall be entered therein.

A description of the real estate and the Property Valuation Administrator's tax parcel number (district, block, lot, and sub-lot), a statement of the total principal amount of all delinquent city tax bills against the real estate, all of which are more fully set out and mentioned in the aforesaid petition, and the name of any taxing authority or person of record owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon, any such real estate as set out in the petition, are respectively as follows:

a. 1220 Derek Drive, Franklin, Kentucky 42134; PVA Map No.: 019-00-10-006.00

Being Lot No. 68 of Section B of Briarwood Village Subdivision according to plat of record in Plat Book 4, Page 119 and 120, and revised in Plat Book 4, Page 173 and 174, in the Office of the Clerk of Simpson County, Kentucky.

Being the same property conveyed to Brandy Law, single, by Roger Lance Lewis and wife, Jolie Chandler Lewis, by deed dated July 26, 2007, of record in Deed Book 272, Page 507, in the Office of the Simpson County Clerk.

b. Owner: Brandy Law

2011 PTID 08163 – Principal Amount of Tax Due - \$165.04
2012 PTID 08163 – Principal Amount of Tax Due - \$162.96
2013 PTID 08163 – Principal Amount of Tax Due - \$ 91.98
2014 PTID 08163 – Principal Amount of Tax Due - \$93.44
2015 PTID 08163 – Principal Amount of Tax Due - \$ 98.80
2016 PTID 08163 – Principal Amount of Tax Due - \$347.00
2017 PTID 08163 – Principal Amount of Tax Due - \$220.65
2018 PTID 08163 – Principal Amount of Tax Due - \$224.93
2019 PTID 08163 – Principal Amount of Tax Due - \$130.95
Lien in LP51, P439 – Principal Amount of \$1,723.66 plus interest
Lien in LP49, P539 – Principal Amount of \$1,272.43 plus interest
Lien in LP48, P712 – Principal Amount of \$1,261.29 plus interest
Lien in LP42, P493 – Principal Amount of \$4,866.89 plus interest
Lien in LP41, P584 – Principal Amount of \$12,200.00 plus interest

c. Names of taxing authorities or persons of record owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon the aforesaid real estate:

1. BRANDY LAW, a single woman, by virtue of a Deed dated July 26, 2007, of record in Deed Book 272, Page 507, in the Office of the Simpson County Clerk;
2. THE UNKNOWN SPOUSE OF BRANDY LAW if any, by virtue of dower/curtesy interest in the subject real property;
3. COMMONWEALTH OF KENTUCKY, by virtue of state tax lien of record in Lis Pendens Book 46, Page 383, in the Office of the Simpson County Clerk;
4. THE MEDICAL CENTER AT FRANKLIN, INC. by virtue of a Judgment Lien of record in Lis Pendens Book 44, Page 234, in the Office of the Simpson County Clerk;
5. HARDCASTLE PROPERTIES, LLC by virtue of Certificates of Delinquency of record in Lis Pendens Book 41, Page 481, in the Office of the Simpson County Clerk;
6. JEFFERSON CAPITAL SYSTEMS, LLC by virtue of a Judgment Lien of record in Lis Pendens Book 38, Page 511, in the Office of the Simpson County Clerk;
7. FARM CREDIT SERVICES OF MID-AMERICA, FLCA by virtue of Mortgage of record in Mortgage Book 328, Page 88, in the Office of the Simpson County Clerk.
8. SIMPSON COUNTY, KENTUCKY, by virtue of any present lien for delinquent ad valorem property taxes or taxes that may become due during the pendency of this action;

The total principal amounts of delinquent taxes set out in this notice do not include the lawful interest, penalties, and costs which have accrued against the real estate. Any person or taxing authority owning or holding any tax bill or claiming any right, title, or interest in or to, or lien upon, any such real estate must file an answer to such suit in the Office of the Circuit Clerk of Simpson County in Franklin, Kentucky, and a copy of such answer with the City of Franklin in care of the undersigned attorney in accordance with the Kentucky Rules of Civil Procedure, on or before the 26th day of November, 2019, and in such answer shall set forth in detail the nature and the amount of such interest and any defense or objection to the enforcement of the tax liens, or any affirmative relief he or it may be entitled to assert with respect thereto. Any person having any right, title, or interest in or to, or lien upon, such real estate may have the city's claims dismissed from the action by paying all of the sums mentioned therein to the City of Franklin including principal, interest, penalties, and costs then due, at any time prior to the enforcement sale of such real estate by the Master Commissioner.

In the event of failure to answer on or before the date herein fixed as the last day for filing answer in the suit, by any person having the right to answer, such person shall be forever barred and foreclosed as to any defense or objection he might have to the enforcement of such liens for delinquent taxes and the judgment of enforcement may be taken by default. Redemption may be made for a period of sixty (60) days after the Master Commissioner's enforcement sale, if the sale price is less than the parcel's current assessed value as certified by the Department of Revenue. Each such person having any right, title, or interest in or to, or any lien upon, the real estate described in the petition so failing to answer or redeem; as aforesaid, shall be forever barred and foreclosed of any right, title, or interest in or to, or lien upon, or any equity of redemption in said real estate.

Law Office of W. Scott Crabtree
212 South College Street
P. O. Box 615
Franklin, Kentucky 42135-0615
Telephone: (270) 586-3005

0107 Special Notice

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